

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 16-05

**RESOLUTION MEMORIALIZING THE
FINDINGS OF FACT AND REASONS FOR APPROVAL
RELATING TO THE VARIANCE APPLICATION BY
THE CITY OF WEST ST. PAUL TO ALLOW A
REDUCTION IN MINIMUM LOT SIZE
AT 158 HASKELL ST. E.**

WHEREAS, the West St. Paul Economic Development Authority is the owner of certain real property located at 158 Haskell St. E., legally described as follows:

LOT 6, BLOCK 1, WEST SIDE REAL ESTATE COMPANY'S ADDITION

(the "Property");

WHEREAS, the City of West St. Paul has applied for a Variance to allow for a reduction in the required minimum lot size for the construction of a new home on the property; and

WHEREAS, the small size and orientation of the lot presents significant constraints on the redevelopment of the redevelopment of the property, and

WHEREAS, a public hearing on the application was heard by the Committee of Adjustments on September 20, 2016, at which meeting the Committee of Adjustments voted to approve the Variance request; and

WHEREAS, contemporaneously with the Committee of Adjustments members voted ____ to approve the requests made the following findings of fact:

FINDINGS OF FACT

1. The Variance is in harmony with the general purpose and intent of the Ordinance;
2. The terms of the Variance are consistent with the Comprehensive Plan; and
3. The property owner has established that there are practical difficulties in complying with the Zoning Ordinance because of the following:

- a. The Property owner proposes to utilize the Property in a reasonable manner;
- b. The plight of the property owner is due to circumstances unique to the Property, specifically that the existing lot of record does not meet minimum lot size requirements.
- c. The Variances will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul Committee of Adjustments that the Variance is approved based on the Planner's report, dated September 20, 2016, which is hereby adopted and incorporated herein;

AND BE IT FURTHER RESOLVED that the following conditions are imposed on the applicant:

1. The applicant shall apply for all applicable building permits for the construction of the new home.

Passed this 20th day of September, 2016.

Attest:

Chris Hubert
Committee of Adjustments Chair

Jennifer Dull,
Recording Secretary